

Accessory Secondary Residential Unit (Detached)

Do I need a permit? Yes, a building permit.

What zones are accessory second units permitted? R1, RE, OT (Exceptions: R2, R3, R4 if lot is less than 8,000 square feet and meets standards for a second unit.

Is there an age restriction? No **Can the unit be rented?** Yes

What is the maximum height allowed? Shall not exceed one story for a detached unit.

How many units can I build on my parcel? No more than one additional dwelling unit shall be permitted on any single-family parcel. The additional unit may be within, attached to or detached from the existing main dwelling unit.

If my unit is to be detached how close can it be to the main residence? The additional unit shall be a minimum of 10 feet from the main residence.

What is the minimum size my parcel must be for an additional unit? 7,000 square feet on an interior lot and 8,000 square feet on cul-de-sac or knuckle lots.

What is the maximum / minimum living area allowed for a secondary unit? 850 square feet maximum and 150 square feet minimum.

Does my secondary unit need a separate entrance, kitchen and bathroom facilities? Yes

Is there any specific design for the exterior of the unit? The additional dwelling unit shall follow the existing design of the main unit.

Does my secondary unit require parking? Yes, two (2) off-street parking spaces are required for the main unit as well as an additional two (2) parking spaces for the secondary dwelling on site.

Does my secondary unit need it's own yard area? Both the main unit and the secondary unit shall be provided with a minimum of 450 square feet of usable private open yard area.

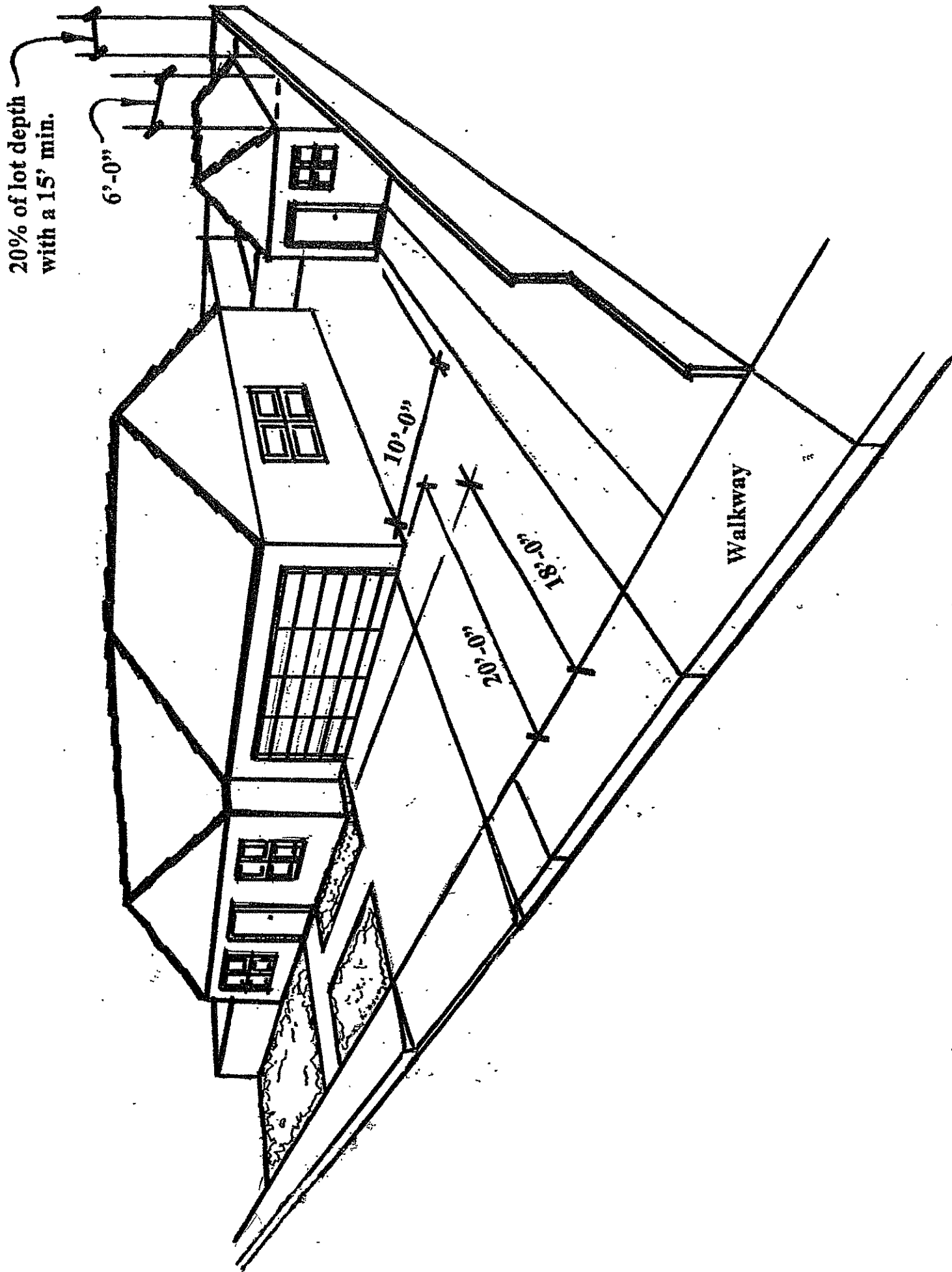
Does my secondary unit need it's own separate meter for electricity, gas, and water/sewer services? No

What if I have a lot with an existing unit less than 850 square feet and want to build a main unit? A principal unit may be constructed in compliance with the standards for single-family dwellings.

What if my unit will be utilizing alley access? The minimum setback shall be 10 feet.

Who shall apply for the required Administrative Permit? The owner of the subject property as well as the resident of either one of the dwelling units.

What if I have an un-permitted existing secondary unit present on my property? An application for an Administrative Permit Review may be made in compliance with Chapter 17.24.160 to convert a non-permitted "additional" unit to a conforming legal "additional" unit. The standards and requirements for the conversion shall be the same as a newly proposed "addition."



Accessory Secondary Residential Unit (Detached)